

Ray Cooke.

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PSR Licence Number 002307



For Sale *By Private Treaty*

**54 Collins Avenue,
Donneycarney,
Dublin 9,
D09V4Y8**

3 Bedroom | 2 Bathroom | End of Terrace | 85 sq.m

Guide Price: €340,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to introduce this bright and spacious three bedroom end of terrace family home with an extension to the rear situated in the extremely sought after location of Collins Avenue to the market.

Collins Avenue has an array of amenities on its doorstep including excellent local schools, shops, churches, restaurants and many sporting and recreational facilities, all within walking distance. The property is in close proximity to Donnycarney, Whitehall and Drumcondra Villages, 2 GAA Clubs & Clontarf Golf Club. Collins Avenue is a well-established residential area in the most central of locations beside DCU and Beaumont Hospital. It is well served by public transport with the numbers 104 & 14 Dublin Bus stopping almost at the front gate, and is within walking distance of several other bus routes. Dublin City Centre and Dublin International Airport are each approximately 3 miles away. The M1 and M50 Motorways are easily accessed from this location. The property is also close to both the Swords and Malahide Roads and the Port Tunnel.

No. 54 comes to the market in need of a full refurbishment but has the benefit of gas fired central heating, open plan layout and a sunny rear garden with side entrance.

Bright & airy living accommodation of c.85sq.m comprises of entrance hallway, lounge, kitchen with dining area and bathroom all located on the ground floor. Upstairs hosts two double bedrooms (one with ensuite) and one single bedroom. This properties new owner will have the opportunity to apply their own stamp and lay down roots in one of Dublin 9's most sought after and family oriented locations. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c.85sq.m
- BER G
- 3 bed/2 bath
- Gas fired central heating
- Extension to rear
- Large lounge
- Kitchen with dining area
- Sunny rear garden with side entrance
- Massive potential
- In need of full refurbishment
- Ample off street parking
- Mature & sought after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes to City Centre on front step
- Walking distance of Donnycarney, Whitehall and Drumcondra
- Early viewing highly advised!!



Accommodation

Entrance Hall

Wood effect laminate flooring with carpet to stairs and landing.

Living Room

Bright and spacious living area, wood effect laminate flooring with feature fireplace

Kitchen

Fully fitted kitchen with a range of floor and eye level units plumbed for washing machine.

Bedroom 1

Large double room to the front of the property, wood effect flooring with fitted wardrobes and ensuite

Ensuite

Fully tiled with shower, WC and WHB

Bedroom 2

Double bedroom to the rear of the property with wood effect laminate flooring and fitted wardrobes.

Bedroom 3

Single bedroom to the front of the property with wood effect laminte flooring



Floor Plans



Our floor plans are intended for the sole purpose of giving you an idea as to the general layout. Dimensions may vary from those set out on the plans and are not intended to be used for any other purpose. Please refer to the relevant contract documents for more information.

Negotiator

Eimhin O'donnell
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Email: eimhin@raycooke.ie



Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

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